

15 JUL 1958

S.S. 74

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BUILDING STATISTICS - TASMANIA, MARCH QUARTER, 1958.

The Deputy Commonwealth Statistician (Mr. J. C. Stephen) has made available the following particulars of Building Statistics for the quarter ended 31st March, 1958. More extensive comparative data for preceding periods will be found in each June Quarter Statement.

A statement of definitions of terms ~~used~~ will be found on page 6.

1. NEW HOUSES COMPLETED: During the quarter ended 31st March 1958, 605 new houses were completed compared with 685 in December quarter, 1957 and 655 in September quarter, 1957.

Completions in March quarter in preceding years were: 1955 - 558; 1956 - 704; and 1957 - 529. The 605 houses completed during March quarter, 1958 comprised 77 brick, concrete etc; 78 brick, concrete, etc. veneers; 433 wood; and 17 fibro-cement.

2. NEW HOUSES COMMENCED: The number of new houses commenced during March quarter, 1958 was 556, a decrease of 22 compared with December quarter, 1957.

3. NEW HOUSES UNDER CONSTRUCTION: The number of new houses under construction at 31st March, 1958 was 1,942 a decrease of 49 compared with the 31st December, 1957 figure of 1,991. Corresponding figures as at the 31st March in previous years are as follows: 1955 - 2,507; 1956 - 2,364; 1957 - 2,068.

The houses under construction at the 31st March, 1958 comprised: solid brick, concrete, etc. 409 (21.1%); brick, concrete, etc. veneers 216 (11.1%); wood 1,230 (63.3%); and fibro-cement, 87 (4.5%).

4. NEW BUILDINGS (OTHER THAN HOUSES): The value of new buildings (other than houses) completed during March quarter, 1958 was £873,000 compared with £1,255,000 in December quarter, 1957 and £1,234,000 in September quarter, 1957. Twenty new factories valued at £198,000 were completed during the quarter.

During March quarter, 1958, the value of new buildings (other than houses), commenced was £1,524,000 compared with £955,000 in December quarter, 1957 and £1,195,000 in September quarter, 1957.

5. VALUE OF ALL BUILDINGS: The value of all buildings, including houses, completed in Tasmania during March quarter, 1958 was £2,715,000, a decrease of £597,000 compared with December quarter, 1957 and a decrease of £499,000 compared with March quarter, 1957. New houses valued at £1,842,000 comprised 67.8 per cent of the total value of completions.

The value of new buildings commenced during March quarter, 1958 was £3,208,000 an increase of £539,000 compared with December quarter, 1957 and £135,000 less than in March quarter, 1957.

The value of new buildings under construction at 31st March, 1958 was £11,922,000.

6. VALUE OF WORK DONE ON NEW BUILDINGS: The value of work done on new buildings during March quarter, 1958 was £3,058,000 compared with £2,937,000 in December quarter, 1957 and £3,283,000 in March quarter, 1957. Of the March quarter, 1958 total, £1,831,000 or 59.9% represented work done in respect of houses. Hobart and Suburbs accounted for £1,279,000 or 41.8% of the total value, Launceston and Suburbs for £692,000 or 22.6% and the rest of the State for £1,087,000 or 35.6%.

7. PERSONS WORKING ON NEW BUILDINGS: (See Note 5 on page 6). There were 5,252 persons including 1,362 working principals engaged on the construction of new buildings at 31st March, 1958. Of these, 2,536 were carpenters by trade, 384 bricklayers and 922 builders' labourers.

Of the 5,252 persons engaged at 31st March, 1958 4,002 were working on private contract jobs, 711 on owner-built jobs and 539 on Government Day Labour projects. The returns indicated that 2,857 were working on new houses, 1,239 on other new buildings, 304 on alterations and additions to houses, 440 on alterations and additions to other buildings and 412 on repair and maintenance work.

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1. CONSTRUCTION OF NEW BUILDINGS - TASMANIA - MARCH QUARTER, 1958.

Description of Building and Construction Agency	Commenced during March Quarter, 1958		Completed during March Quarter, 1958		Under Construct- ion at 31st March, 1958		Value of Work done during Mar. Qtrn 1958
	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	
<u>1. Houses:</u>		£'000		£'000		£'000	£'000
(i) Private Contractors:							
On Private Account	158	578	183	621	294	1,160	634
On Gov't. Account	107	310	62	204	137	380	200
(ii) Gov't. Day Labour:	34	130	53	189	89	342	210
(iii) Owner Builders:	257	666	307	828	1,422	3,950	787
Total Houses:	556	1,684	605	1,842	1,942	5,832	1,831
<u>2. Flats (b):</u>							
(i) Private Contractors:							
On Private Account	27	86	4	9	41	132	21
(ii) Gov't. Day Labour:	-	-	6	20	-	-	13
<u>3. Shops:</u>							
(i) Private Contractors:							
On Private Account	17	56	13	79	33	203	85
On Gov't. Account	-	-	3	15	-	-	2
<u>4. Hotels, Guest Houses:</u>							
(i) Private Contractors:							
On Private Account	1	1	4	32	4	51	22
On Gov't. Account	-	-	4	5	-	-	4
<u>5. Office Premises:</u>							
(i) Private Contractors:							
On Private Account	9	223	6	47	21	647	107
On Gov't. Account	3	16	2	22	11	234	77
(ii) Gov't. Day Labour	-	-	1	7	-	-	4
<u>6. Other Business Premises:</u>							
(i) Private Contractors:							
On Private Account	9	55	7	112	23	731	194
On Gov't. Account	-	-	1	3	-	-	2
(ii) Gov't. Day Labour	-	-	-	-	1	1	-
<u>7. Factories:</u>							
(i) Private Contractors:							
On Private Account	15	197	17	177	25	736	202
On Gov't. Account	2	21	3	21	3	43	18
<u>8. Clubs, Halls, Theatres:</u>							
(i) Private Contractors:							
On Private Account	5	22	-	-	15	131	36
On Gov't. Account	1	11	-	-	1	11	1
<u>9. Educational Buildings:</u>							
(i) Private Contractors:							
On Private Account	-	-	3	29	6	190	32
On Gov't. Account	6	450	4	98	14	900	106
<u>10. Religious Buildings:</u>							
(i) Private Contractors:							
On Private Account	5	28	3	16	11	62	14
<u>11. Health Buildings:</u>							
(i) Private Contractors:							
On Private Account	1	40	-	-	3	147	19
On Gov't. Account	-	-	1	70	6	1,291	107
<u>12. Other New Buildings:</u>							
(i) Private Contractors:							
On Private Account	30	279	14	81	32	294	104
On Gov't. Account	10	37	4	29	37	284	56
(ii) Gov't. Day Labour	3	2	1	1	3	2	1
Total Other New Buildings:	144	1,524	101	873	290	6,090	1,227
<u>All New Buildings:</u>							
(i) Private Contractors:							
On Private Account	277	1,565	254	1,203	508	4,484	1,470
On Gov't. Account	129	845	84	467	209	3,143	573
(ii) Gov't. Day Labour	37	132	61	217	93	345	228
(iii) Owner Builders:	257	666	307	828	1,422	3,950	787
GRAND TOTAL:	700	3,208	706	2,715	2,232	11,922	3,058

(a) When completed, excluding cost of land on which building is erected.

(b) Number indicates number of individual flats provided as new dwellings.

2. SUMMARY: NEW HOUSES - BUILDING PERMITS GRANTED AND
CONSTRUCTION, MARCH QUARTER, 1958.

A r e a	Building Permits Granted During Quarter		Commenced During Quarter		Completed During Quarter		Under Construc- tion at end of Quarter	
	No.	Value (a)	No.	Value (a)	No.	Value (a)	No.	Value (a)
Hobart, City	33	£'000 182	36	£'000 125	49	£'000 207	177	£'000 660
Hobart, Suburbs:								
Clarence (b)	34	108	35	118	31	112	165	554
Glenorchy	112	354	81	282	130	434	367	1,349
Kingborough (b)	19	65	10	40	13	49	50	167
Total Suburbs:	165	527	126	440	174	595	582	2,070
Total Hobart and Suburbs:	198	709	162	565	223	802	759	2,730
Launceston, City	38	123	57	181	46	149	152	479
Launceston, Suburbs (b):								
Beaconsfield	24	81	14	52	14	45	49	160
Lilydale	4	9	3	10	7	21	20	55
St. Leonards	28	85	22	66	32	100	106	326
Westbury	3	9	2	6	2	4	12	30
Total Suburbs:	59	184	41	134	55	170	187	571
Total Launceston and Suburbs:	97	307	98	315	101	319	339	1,050
All Other Areas	295	743	296	804	281	721	844	2,052
Total Tasmania: -								
March Quarter, 1958	590	1,759	556	1,684	605	1,842	1,942	5,832
December Quarter, 1957	576	1,690	578	1,714	685	2,057	1,991	5,904
September Quarter, 1957	691	2,009	616	1,955	655	1,958	2,098	6,179
June Quarter, 1957	762	2,277	741	2,080	672	1,986	2,137	6,101
March Quarter, 1957	752	2,211	730	2,144	529	1,551	2,068	5,930

(a) Value when completed.

(b) Suburban areas only of these Municipalities.

3. BUILDING PERMITS ISSUED AND CONSTRUCTION OF NEW HOUSES CLASSIFIED IN
STATISTICAL DIVISIONS & LOCAL GOVERNMENT AREAS, MARCH QUARTER, 1958.

(Including Owner-built Houses)

Statistical Divisions and Local Government Areas.	Building Per- mits issued during Quarter		Commenced during Quarter		Completed during Quarter		Under Construc- tion at end of Quarter	
	No.	Value(a)	No.	Value(a)	No.	Value(a)	No.	Value(a)
URBAN DIVISION:		£'000		£'000		£'000		£'000
Hobart City	33	182	36	125	49	207	177	660
" Suburbs	165	527	126	440	174	595	582	2,070
Launceston City	38	123	57	181	46	149	152	479
" Suburbs	59	184	41	134	55	170	187	571
Total Urban Division	295	1,016	260	880	324	1,121	1,098	3,780
NORTH WESTERN DIVISION:								
Burnie	48	138	46	142	35	117	78	256
Circular Head	5	10	14	33	8	13	30	70
Deloraine	5	10	4	6	15	40	18	40
Devonport	22	75	21	61	30	74	89	252
Kentish	-	-	2	5	4	7	8	16
King Island	1	3	2	4	1	4	9	20
Latrobe	10	15	8	13	5	9	25	43
Penguin	15	32	7	21	4	14	21	60
Ulverstone	24	66	26	68	18	52	70	182
Wynyard	27	65	14	33	10	25	39	96
Total North-West Division:	157	414	144	386	130	355	387	1,035
NORTH EASTERN DIVISION:								
Beaconsfield (b)	14	29	14	21	16	28	47	86
Fingal	2	2	1	2	1	2	10	15
Flinders	-	-	-	-	1	5	-	-
George Town	5	5	7	13	7	17	22	46
Lilydale (b)	-	-	-	-	3	9	5	8
Portland	2	2	5	12	8	16	13	19
Ringarooma	2	6	1	7	1	4	4	15
Scottsdale	12	28	7	7	4	9	25	51
Total North-Eastern Division:	37	72	35	62	41	90	126	240
NORTH MIDLAND DIVISION:								
Evandale	3	8	4	11	3	9	7	21
Longford	43	147	44	155	11	33	69	213
St. Leonards (b)	-	-	-	-	-	-	9	20
Westbury (b)	4	11	5	18	6	14	12	34
Total North-Midland Division:	50	166	53	184	20	56	97	288
MIDLAND DIVISION:								
Bothwell	-	-	-	-	-	-	2	16
Campbell Town	-	-	2	6	3	8	2	5
Hamilton	2	4	2	13	2	5	8	25
Oatlands	3	8	5	12	7	20	8	17
Ross	-	-	-	-	-	-	3	6
Total Midland Division:	5	12	9	31	12	33	23	69
SOUTH EASTERN DIVISION:								
Brighton (c)	-	-	-	-	1	4	-	-
Clarence (b)	17	34	12	22	11	25	58	125
Clamorgan	2	2	2	3	1	1	6	9
Green Ponds (c)	-	-	-	-	1	3	2	10
Richmond (c)	-	-	-	-	-	-	-	-
Sorell	11	13	13	25	12	22	48	73
Spring Bay	1	2	1	3	8	17	6	10
Total South-Eastern Division:	31	51	28	53	34	72	120	227
SOUTHERN DIVISION:								
Bruny	-	-	1	1	-	-	3	2
Esperance	3	10	4	8	1	1	7	18
Huon	1	1	3	8	3	8	8	19
Kingborough (b)	4	9	3	7	3	6	28	60
New Norfolk	3	4	7	18	28	76	28	70
Port Cygnet	1	1	-	-	-	-	1	2
Tasman	3	3	6	40	5	6	13	18
Total Southern Division:	15	28	24	82	40	97	88	189
WESTERN DIVISION:								
Gormanston	-	-	-	-	-	-	-	-
Queenstown	-	-	1	2	3	15	1	2
Strahan	-	-	1	1	-	-	1	1
Zeehan	-	-	1	3	1	3	1	1
Total Western Division:	-	-	3	6	4	18	3	4
Total Country Divisions:	295	743	296	804	281	721	844	2,052
TOTAL TASMANIA:	590	1,759	556	1,684	605	1,842	1,942	5,832

(a) Value when completed. (b) Country sections only of these Municipalities. (c) Building permits not issued in these Municipalities. See definitions of terms used, page 6, paragraph 7.

4. CONSTRUCTION OF NEW HOUSES ACCORDING TO TYPE

Particulars		Solid Brick, Concrete, etc.	Brick Concrete etc. Veneers	Wood	Pre- fabricated Wood	Fibro- Cement	Other Mater- ials.	Total
		March Quarter, 1958						
Commenced	Number	91	59	385	-	21	-	556
During	% of Total Number	16.4	10.6	69.2	-	3.8	-	100.0
Quarter	Value £'000	363	225	1,068	-	28	-	1,684
	Average Cost £ (a)	3,989	3,814	2,774	-	1,333	-	3,029
Completed	Number	77	78	433	-	17	-	605
During	% of Total Number	12.7	12.9	71.6	-	2.8	-	100.0
Quarter	Value £'000	337	268	1,216	-	21	-	1,842
	Average Cost £ (a)	4,377	3,436	2,808	-	1,235	-	3,045
Under	Number	409	216	1,230	-	87	-	1,942
Construct-	% of Total Number	21.1	11.1	63.3	-	4.5	-	100.0
ion at 31st	Value £'000	1,627	768	3,299	-	138	-	5,832
March 1958	Average Cost £(a)	3,978	3,556	2,682	-	1,586	-	3,003
		December Quarter 1957						
Commenced	Number	73	60	426	-	19	-	578
During	% of Total Number	12.6	10.4	73.7	-	3.3	-	100.0
Quarter	Value £'000	262	210	1,221	-	21	-	1,714
	Average Cost £ (a)	3,589	3,500	2,866	-	1,105	-	2,965
Completed	Number	81	73	505	1	25	-	685
During	% of Total Number	11.8	10.7	73.7	0.1	3.7	-	100.0
Quarter	Value £'000	303	258	1,456	3	37	-	2,057
	Average Cost £ (a)	3,741	3,534	2,883	3,000	1,480	-	3,003
Under	Number	395	235	1,278	-	83	-	1,991
Construct-	% of Total Number	19.8	11.8	64.2	-	4.2	-	100.0
ion at 31st	Value	1,472	808	3,492	-	132	-	5,904
December 1957	Average Cost £ (a)	3,727	3,438	2,732	-	1,590	-	2,965

(a) Average cost is obtained by dividing total number of houses commenced, completed and under construction into the total value of houses commenced, completed and under construction respectively, as stated by builders. As averages, they relate to houses of the size and standard commenced, completed and under construction in the relevant period, and cannot be regarded as an index of the cost of erecting houses of a particular size or standard.

5. VALUE OF WORK DONE ON NEW BUILDINGS IN TASMANIA DURING MARCH QUARTER, 1958.

Description of Building	Hobart			Launceston			Rest of State	Total Tas- mania	Percent- age of Total
	City	Sub- urbs	City & Suburbs	City	Sub- urbs	City & Suburbs			
Houses:	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	%
Brick, Concrete, etc.	93	71	164	24	40	64	116	344	11.2
Brick, Concrete, etc. Veneers -	32	25	57	63	69	132	75	264	8.6
Wood	96	524	620	72	54	126	449	1,195	39.1
Fibro-Cement	1	-	1	1	3	4	23	28	1.0
Other	-	-	-	-	-	-	-	-	-
Total Houses:	222	620	842	160	166	326	663	1,831	59.9
Flats	22	7	29	3	-	3	2	34	1.1
Shops	34	16	50	14	4	18	19	87	2.8
Hotels, Guest Houses	10	4	14	2	-	2	10	26	0.9
Office Premises	73	19	92	31	-	31	65	188	6.1
Other Business Premises	44	14	58	103	-	103	35	196	6.4
Factories	24	16	40	103	-	103	77	220	7.2
Clubs, Halls Theatres	1	7	8	23	1	24	5	37	1.2
Educational Buildings	28	28	56	1	28	29	53	138	4.5
Religious Buildings	-	1	1	5	2	7	6	14	0.5
Health Buildings	16	-	16	5	-	5	105	126	4.1
Other New Buildings	52	21	73	33	8	41	47	161	5.3
Total Other Buildings	304	133	437	323	43	366	424	1,227	40.1
Total New Buildings	526	753	1,279	483	209	692	1,087	3,058	100.0
Percentage of Total	17.2	24.6	41.8	15.8	6.8	22.6	35.6	100.0	

6. PERSONS (a) ACTUALLY WORKING ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS
IN TASMANIA AT 31ST MARCH, 1958.

Grade of Occupation	No.	Type of Occupation	No.	Work Engaged on	No.
Contractors	852	Carpenters	2,536	New Buildings:	
Sub-Contractors.	510	Bricklayers	384	Houses	2,857
Wage Earners	3,890	Painters	393	Other New Buildings	1,239
		Electricians	207	Additions & Alterations (b):	
		Plumbers	298	Houses	304
		Builders'		Other Buildings	440
		Labourers	922	Repairs & Maintenance (b):	412
		Others	512		
Total:	5,252	Total:	5,252	Total:	5,252

(a) Includes estimate for persons working on owner-built jobs.

(b) Excludes principals and their employees engaged solely on alterations, additions and maintenance work.

DEFINITIONS OF TERMS USED.

- Owner-Builder:** For the purpose of this Bulletin, an owner-builder is a person who is actually building his own house or is having his house built under his own direction without the services of a Contractor who is responsible for the whole job.
- Commenced:** A building is regarded as having been commenced when work on the foundation has begun. Owing to the difficulty of defining the exact point that this represents in building operations, it is probable that interpretations placed upon it by informants are not entirely uniform.
- Completed:** A building is regarded as having been completed when the builder has fulfilled the terms of the contract. As with commencements, the interpretations placed upon this definition may vary.
- Under Construction:** A building remaining uncompleted at the end of a period is regarded as being under construction regardless of whether construction was actively proceeding on that particular date.
- Employment:** The figures of employment relate to persons actually working on new buildings on a specified day. They include working principals, employees, men working as, or for, sub-contractors and men temporarily laid off on account of weather. In addition, they include some employees engaged on alterations, additions, renovations or repairs to buildings when these jobs are undertaken by a contractor who builds new buildings. The figures include estimates for persons working on owner-built houses.
- Values:** All values shown exclude the value of land and represent the estimated value of buildings on completion.
- Building Permits:** Figures relating to Building Permits include details of:
 - Permits issued by Local Governmental Authorities for the construction of private buildings.
 - Contracts let and day labour projects commenced by Governmental Authorities.
 - Private buildings reported to have been commenced in those municipalities which do not issue building permits.
- Explanatory Notes:** All figures in this bulletin relate to the operations of private contractors, Government Authorities and owner-builders.

Figures relate only to the operations of persons who build new buildings. Major new additions to existing buildings are included as new buildings. Minor additions, alterations, renovations and repairs to buildings are excluded, because of the difficulty in obtaining complete lists of persons who are engaged in those operations.

Figures for houses exclude converted military huts, flats, and shop dwellings. Some houses built on farms are excluded but these do not affect the figures materially.

Commonwealth Bureau of Census & Statistics,
Tasmania Branch,
HOBART. TAS.
25th June, 1958.

J. C. STEPHEN
Deputy Commonwealth Statistician.